



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Matt Jesick, Case Manager
Joel Lawson, Associate Director Development Review

DATE: December 10, 2013

SUBJECT: BZA Case 18680 – 4434 Tindall Street, NW

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the application for a special exception pursuant to § 202.10 for an accessory dwelling in an existing detached dwelling.

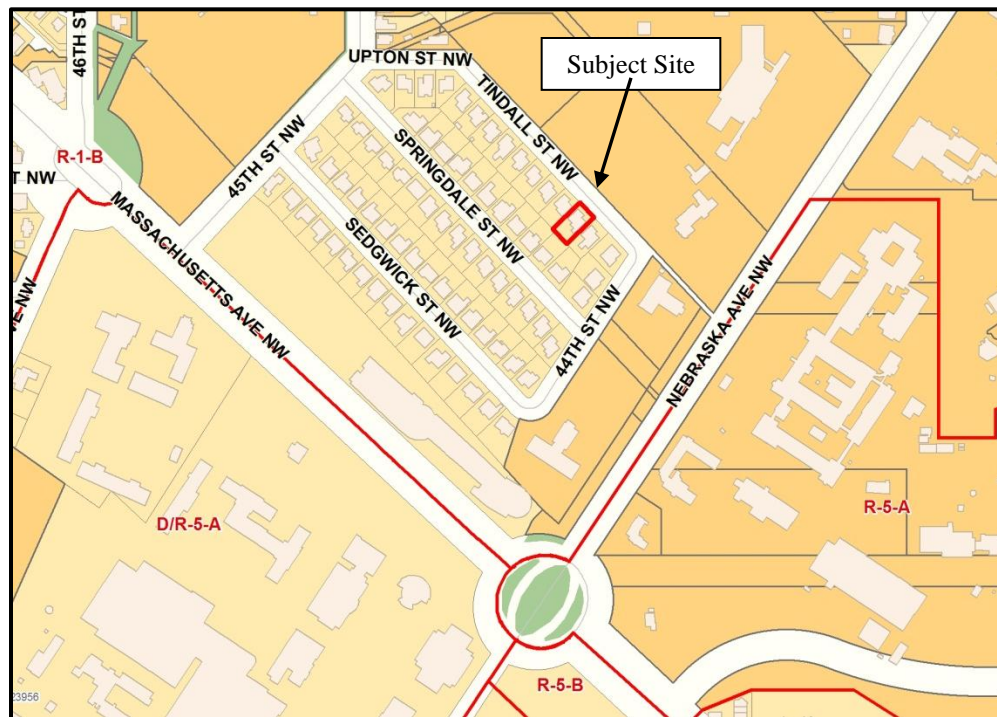
II. LOCATION AND SITE DESCRIPTION

Address	4434 Tindall Street, NW
Legal Description	Square 1597, Lot 25
Ward and ANC	3, 3E
Lot Characteristics	60-foot wide lot; Lot slopes down from south to north; side door into basement on south side of house, with walkway access from driveway; driveway from Tindall Street.
Zoning	R-1-B (Single Family Detached Residential)
Existing Development	Detached dwelling, permitted in this zone
Adjacent Properties	Single family detached houses
Surrounding Neighborhood Character	Detached housing; Swedish Ambassador's residence across Tindall Street; American University and other institutions in the neighborhood

III. APPLICATION IN BRIEF

Applicant	Mike Lewis, homeowner
Proposal	Establish an accessory apartment in the basement of an existing single family detached home. No new construction is proposed.
Relief Required	§202.10 – Special Exception to establish an accessory apartment in an existing detached dwelling.





Vicinity Map

IV. ANALYSIS

Section 202.10 allows the establishment of an accessory apartment within an existing one-family detached dwelling if approved by the Board as a special exception and subject to a series of specific conditions. The application meets all of the conditions, as noted below.

Section	Criterion	Meets Criterion?	Note
202.10	Must be a one-family detached dwelling	Yes	
202.10(a)	Lot Area > 4,000 sf	Yes	6,600 sf
(b)	Floor Area of entire house > 2,000 sf	Yes	2,550 sf
(c)	Apt. < 25% of total Floor Area	Yes	17.6% (450 sf)
(d)	No new floor area or construction	Yes	
(e)	No new entrances facing a street	Yes	Existing entrance at side of house
(f)	One unit owner-occupied	Yes	Owners live in principal dwelling
(g)	Total number of people in the house \leq 6	Yes	
(h)	No apt. if there is a home-occupation already	Yes	
(i)	BZA may waive up to 2 criteria	n/a	

The application also meets the general special exception criteria of § 3104. The proposal is in harmony with the intent and purpose of the Regulations to provide a variety of housing types while maintaining compatibility with the neighborhood character. The accessory apartment would not adversely affect the use of neighboring properties. No construction is proposed for the use, and the new use would be in keeping with the residential nature of the surrounding area.

V. HISTORIC PRESERVATION

The subject property is not located in an historic district.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

As of this writing, the Office of Planning has received no comments on this application from other District agencies.

VII. COMMUNITY COMMENTS

As of this writing, the Office of Planning has received no comments regarding the proposal from the ANC. The applicant submitted to the record letters of support from several neighboring residents.